037.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,200 / 772,200
					USE VALUE:	772,200 / 772,200
					ASSESSED:	772,200 / 772,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45	-47	DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE REMER MATTHEW J & MAGDALEN
Owner 2:	
Owner 3:	
Street 1:	47 DECATUR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TRUESDALE DAVID P & LAUREN G -
Owner 2:	-
Street 1:	6 UPLAND WOODS CIR UNIT 412
Twn/City:	NORWOOD
St/Prov:	MA Cntry:
Postal:	02062

NARRATIVE DESCRIPTION

This parcel contains 4,230 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2240 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4230.000	417,100	5,100	350,000	772,200
Total Card	0.097	417,100	5,100	350,000	772,200
Total Parcel	0.097	417,100	5,100	350,000	772,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.73 | /Parcel: 344.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 25172
GIS Ref
GIS Ref
Insp Date 06/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 037.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	417,200	5100	4,230.	350,000	772,300	772,300	Year End Roll	12/18/2019
2019	104	FV	387,700	5100	4,230.	317,200	710,000	710,000	Year End Roll	1/3/2019
2018	104	FV	387,700	5100	4,230.	300,800	693,600	693,600	Year End Roll	12/20/2017
2017	104	FV	363,300	5100	4,230.	262,500	630,900	630,900	Year End Roll	1/3/2017
2016	104	FV	363,300	5100	4,230.	224,200	592,600	592,600	Year End	1/4/2016
2015	104	FV	268,900	5100	4,230.	207,800	481,800	481,800	Year End Roll	12/11/2014
2014	104	FV	268,900	5100	4,230.	172,300	446,300	446,300	Year End Roll	12/16/2013
2013	104	FV	280,100	5100	4,230.	164,100	449,300	449,300		12/13/2012

!3080!

PRINT

Date	Time
12/10/20	18:23:48

LAST REV

Date	Time
12/01/20	14:46:49
danam	
3080	

USER DEFINED

Prior Id # 1:	25172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRUESDALE DAVID	69925-196		9/13/2017		790,000	No	No		
ZONA MARY/ TRUS	64653-66		12/12/2014		659,000	No	No		
ZONA MARY,	57405-264		9/7/2011	Convenience	1	No	No		
ZONA MARY	53975-274		12/10/2009	Family	1	No	No		
ZONA MATTHEW	48757-502		12/29/2006	Family	1	No	No		
ZONA MICHAEL TR	35307-519		4/19/2002		452,000	No	No		
ZONA MATTEO A -	22137-83		6/19/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2020	1309	Redo Bas	120,000	O				
9/22/2020	1132	Porch	18,270	C				
7/16/2018	980	New Wind	28,577	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
6/5/2015	Sales Review	PT	Paul T
5/14/2015	SQ Returned	MM	Mary M
4/24/2009	Measured	372	PATRIOT
3/22/2000	Inspected	263	PATRIOT
2/25/2000	Measured	263	PATRIOT
8/18/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4230		Sq. Ft.	Site		0	64.	1.29	3									350,017						350,000	

Total AC/HA: 0.09711 | Total SF/SM: 4230 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 350,017 | Spl Credit | Total: 350,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11874998
Const Adj.:	0.98000199
Adj $ / SQ:	186.384
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604546
Depreciation:	187409
Depreciated Total:	417137

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

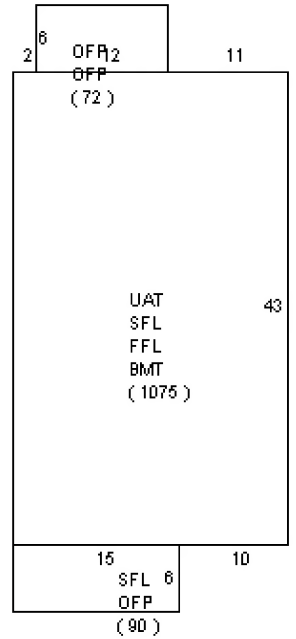
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	186.38
Special Features:	0	Val/Su Net:	109.25
Final Total:	417100	Val/Su SzAd	186.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,165	186.380	217,138
BMT	Basement	1,075	55.920	60,109
FFL	First Floor	1,075	186.380	200,363
UAT	Upper Attic	269	74.550	20,036
OFP	Open Porch	234	23.080	5,401
	Net Sketched Area:	3,818	Total:	503,047
Size Ad	2240	Gross Are	4624	FinArea 2240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 037.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1927	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100